

PARK POINT SMALL AREA PLAN

PURPOSE OF THE PLAN:

1. The Comprehensive Plan, adopted in June of 2006, recognized that there were areas of the City where uncertainty about market conditions, ownership patterns or infrastructural capacity was particularly high, and that those areas would require additional study to guide possible modifications to the future land use map. Although Park Point was not included in the Comprehensive Land Use Plan as a future study area, there has been strong interest by residents and City Officials to complete a Small Area Plan.
2. Recent planning and development activity on Park Point, including the Cities implementation of the Comprehensive Land Use Plan, commercial development including two hotel approvals, public access issues and infrastructure (water and sewer) capacity concerns, has raised a number of questions regarding changes to existing land use patterns and the character of the Park Point neighborhood. Therefore, it is necessary for the City to study the area in greater detail to develop and implement a long term plan that will maintain but also enhance the neighborhood character for residents and visitors of Park Point.

STUDY AREA:

The study area includes the entire 583.5 acres of Park Point from the Aerial lift bridge to the Superior Harbor entry. It includes completing a build out analysis from the aerial lift bridge to 20th Street South based on current land use patterns, zoning classifications, streets and infrastructure. The area south of 20th Street South to the Superior Harbor entrance will be analyzed for public access to water, infrastructure needs such as water for fire suppression, bicycle and pedestrian travel, and recreational facility improvement opportunities.

PLAN OBJECTIVES:

1. To determine carrying capacity of the land in terms of infrastructure for future commercial and residential development opportunities.
2. To define public access/use of improved and unimproved rights-of-way (Street-Ends).
3. To improve wayfinding-signage for recreational, residential and commercial use.
4. To provide safe and convenient motorized and non-motorized transportation options throughout the study area.
5. To facilitate a park planning process for park improvements.

STAKEHOLDER COMMITTEE:

The purpose of the stakeholder committee is to assist the City's Planning Division develop the Park Point Small Area Plan. There will be 11 members, including:

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| 1 – Planning Commission Member | 7 – Residents |
| 1 – City Councilor | 1 – Local Business Representative |
| 1 – Parks Commission Member | |